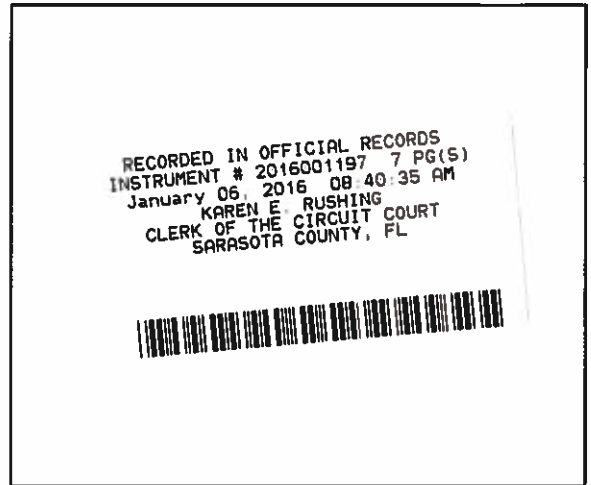


(sk) Please record and return to: (Via Inter-Office Mail)  
**Cynthia Spraggins, Administrative Specialist**  
Planning Services  
1660 Ringling Blvd., 1<sup>st</sup> Floor  
Sarasota, FL 34236

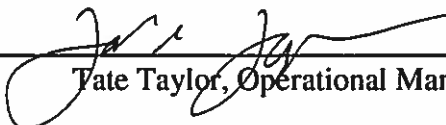
**Customer ID# 5223**  
**Charge to: Planning Services**  
**Account# 51810000500489**

**NOTICE OF STIPULATIONS  
AND LIMITATIONS ENCUMBERING  
REAL PROPERTY PURSUANT TO  
THE SARASOTA COUNTY ZONING CODE**



The following property, located at 6250 Traylor Avenue, in Sarasota County, Florida, owned by Dr. Jacques L. Esclangon, and described in Ordinance No. 2015-081 attached hereto, has been rezoned to a OPI/PD (Office, Professional, and Institutional/Planned District) zone district pursuant to Rezone Petition No. 15-17 filed by Brian Lichterman, Agent, and granted by Sarasota County on December 9, 2015 and is subject to the following stipulations and limitations, violations of which shall constitute a violation of the Sarasota County Zoning Code:

(Stipulations and limitations are those described in Section 3 of Ordinance No. 2015-081, attached hereto)


  
Tate Taylor, Operational Manager

**STATE OF FLORIDA  
COUNTY OF SARASOTA**

Before me, the undersigned Notary Public, personally appeared Tate Taylor, Operational Manager, to me known to be the individual who executed the foregoing Notice of Stipulations and Limitations Encumbering Real Property pursuant to the Sarasota County Zoning Code, and he acknowledged before me that he executed the same.

Witness my hand and official seal at Sarasota County, Florida, this 4<sup>th</sup> day of January, 2016.



  
Notary Public  
State of Florida at Large

This instrument prepared by:  
CMS

**ORDINANCE NO. 2015-081**

AN ORDINANCE OF THE COUNTY OF SARASOTA, FLORIDA, AMENDING THE OFFICIAL ZONING ATLAS, AS PART OF SARASOTA COUNTY ORDINANCE NO. 2003-052, CODIFIED IN APPENDIX A TO THE SARASOTA COUNTY CODE, RELATING TO ZONING WITHIN THE UNINCORPORATED AREA OF SARASOTA COUNTY; PROVIDING FINDINGS; PROVIDING FOR AMENDMENT OF THE ZONING ATLAS; PROVIDING RESTRICTIONS, STIPULATIONS AND SAFEGUARDS; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF SARASOTA COUNTY, FLORIDA:

Section 1. Findings. The Board of County Commissioners, hereinafter referred to as the "Board," hereby makes the following findings:

1. The Board has received and considered the report of the Sarasota County Planning Commission concerning Rezoning Petition No. 15-17, requesting rezoning of the property described herein.
2. The Board has held a public hearing on the proposed rezoning of the property described herein in accordance with the requirements of Sarasota County Ordinance No. 2003-052, codified in Appendix A of the Sarasota County Code (hereinafter "the Zoning Ordinance"), and has considered the information received at said public hearing.
3. The rezoning herein granted is consistent with the Sarasota County Comprehensive Plan and meets the requirements of the Zoning Ordinance.
4. Pursuant to the provisions of Article VII of Chapter 94 of the Sarasota County Code, an evaluation has been completed of the impacts that the proposed rezoning of the property described herein will have on the levels of service for parks, drainage, solid waste, roads, mass transit and water and sewer systems. With the exception of the provisions of Section 3 of this Ordinance, adequate levels of service are anticipated to be available.

Section 2. Amendment of the Zoning Ordinance. The Official Zoning Atlas, adopted under Article 4 of the Zoning Ordinance, is hereby amended by changing the zoning district classification from RE-1 (Residential, Estate, 1 unit/2 acres) to OPI/PD (Office, Professional, and Institutional/Planned District) for the following described property located in Sarasota County, Florida:

BOARD RECORDS  
FILED FOR THE RECORDS  
2015 DEC -9 PM 3:13  
KALIEE HUSKINS  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FL

02015-081

6250 Traylor Avenue, Sarasota, Florida, and being more particularly described as follows:

Lot 5, Block "D," Desoto Acres, according to the plat thereof recorded in Plat Book 4, Pages 41 & 42, of the Public Records of Sarasota County, Florida.

LESS Right of Way for Traylor Avenue, as shown on Road Plat Book 2, Page 10, of the Public Records of Sarasota County, Florida.

LESS Additional 17.0 feet Right of Way for University Parkway (being that portion of said Lot 5 lying within 50.00 feet of the survey line of State Road 610, Section 17190, said survey line being further described in Order of Taking dated 12/11/1979 and recorded in O.R. Book 1346, Page 712, of the Public Records of Sarasota County, Florida.

SUBJECT to a 20 foot utility, access and maintenance EASEMENT to Sarasota County, as described in O.R. Inst. 2002063094, of the Public Records of Sarasota County, Florida.

**Section 3. Restrictions, Stipulations and Safeguards.** As used in the stipulations hereinafter set forth, the term "Owner" shall refer to the owner or owners of the property described in Section 2 and their successors and assigns. Upon recording in the public records of Sarasota County, these stipulations shall be covenants running with the land. The use of the property described in Section 2 of this Ordinance, in addition to the applicable restrictions imposed by the Zoning Ordinance, is hereby further limited by and subject to the following restrictions, stipulations and safeguards:

1. Development shall take place in substantial compliance with the Development Concept Plan date stamped July 20, 2015, and attached hereto as Exhibit "A." This does not imply or confer any variances from applicable zoning or land development regulations.
2. Development on the subject parcel shall be in conformance with the University Parkway Corridor Plan – West, No. 92-01-SP-West, Ordinance No. 96-076 (Adopted January 14, 1997).
3. The Master Surface Water Management Plan shall be consistent with the Phillippi Creek Basin Master Plan.
4. The Owner shall install a 10-foot wide landscape buffer with opacity of 70 percent utilizing existing vegetation and supplemental plantings along the southern property line of the subject parcel in accordance with the Zoning Ordinance. The landscape buffer shall include a six (6)-foot high Permacast Concrete wall to preserve old growth trees, and if required to obtain 70 percent opacity supplemental plantings of four (4) canopy trees and four (4) accent trees, alternating, with forty-nine (49) shrubs per 100 linear feet. All supplemental plantings shall be located on the residential side (southern side) of the wall.

5. There shall be no illumination of the south side of the building between 10:00 p.m. and 6:00 a.m.

6. No building shall be more than two stories.

Section 4. Critical Area Plan Waiver. The Provisions of the University Parkway Corridor Plan – West Critical Area Plan adopted by Ordinance No. 96-076, as amended, (“the CAP”) are hereby waived as follows:

1. Development Condition No. 27.F.2. of the CAP is waived to allow a 10 foot wide landscape buffer instead of a 20 foot wide landscape buffer.

Section 5. Effective Date. This Ordinance shall take effect upon filing with the Department of State.

PASSED AND DULY ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SARASOTA COUNTY, FLORIDA, this 9 day of December, 2015.

BOARD OF COUNTY COMMISSIONERS  
OF SARASOTA COUNTY, FLORIDA

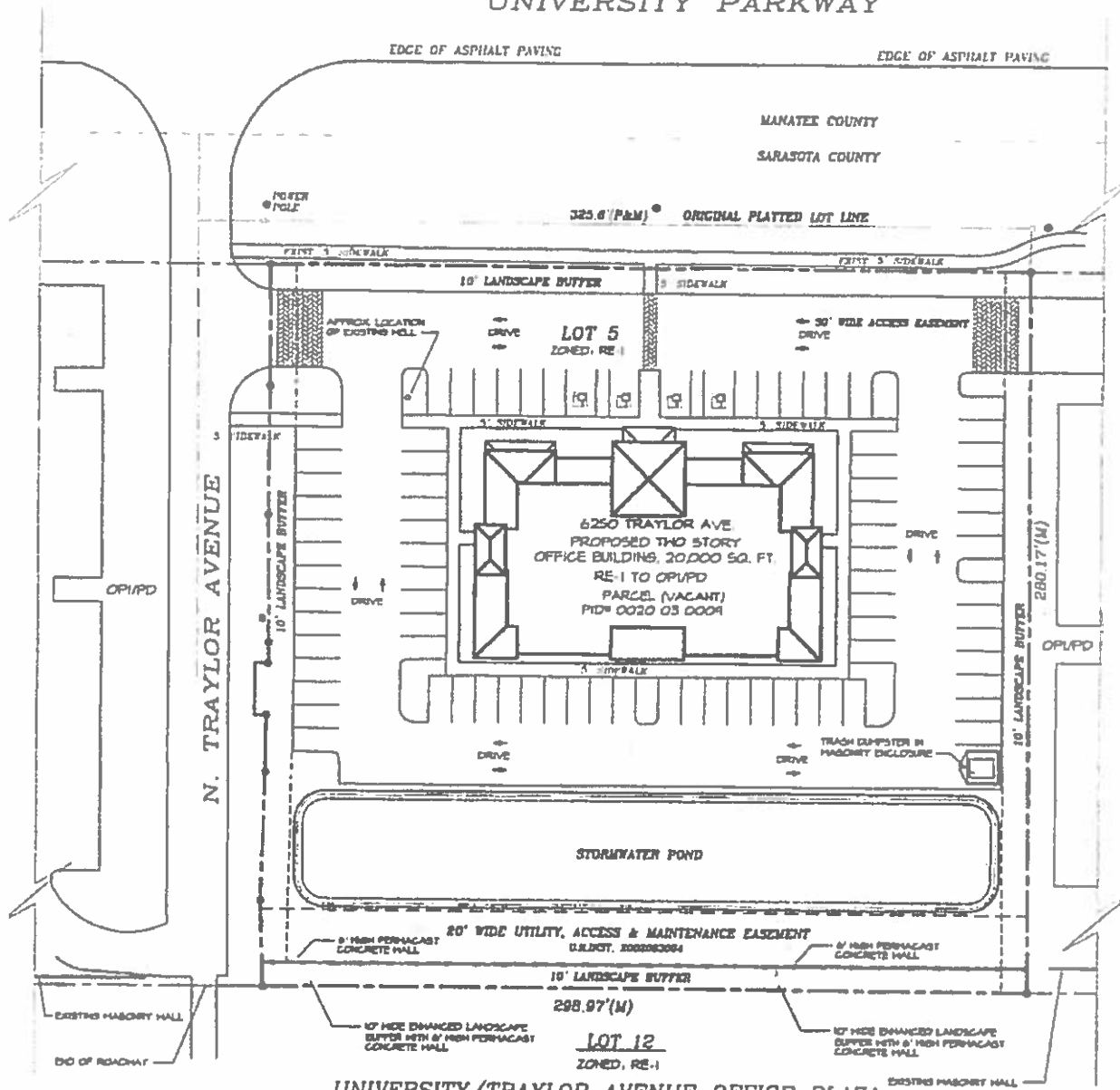
Carolyn J. Moore  
Chair

ATTEST:

KAREN E. RUSHING, Clerk of  
the Circuit Court and Ex-  
Officio Clerk of the Board of  
County Commissioners of  
Sarasota County, Florida.

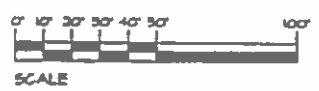
By: Karen E. Rushing  
Deputy Clerk

UNIVERSITY PARKWAY



UNIVERSITY/TRAYLOR AVENUE OFFICE PLAZA  
 BINDING DEVELOPMENT CONCEPT PLAN  
 6250 TRAYLOR AVENUE  
 SARASOTA, FLORIDA 34243  
 JULY 17, 2015

**SIVITZ**   
 innovative designs  
 8805 Marquessa Circle  
 Sarasota, FL 34233  
 Phone (941) 318-9208 Fax (941) 927-3154  
 E-mail: ron@sivitzdesign.com



ATTACHMENT G

SHEET 1 OF 2

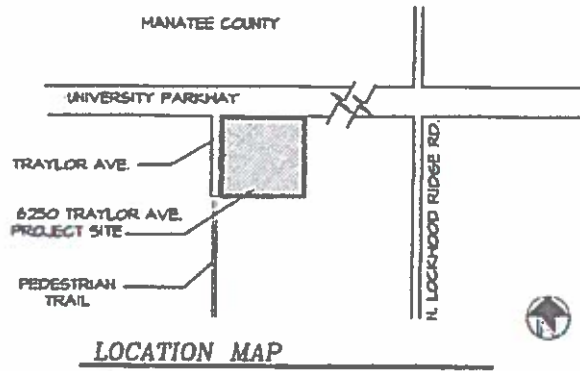
EXHIBIT A - Received 7-20-15

02015-081

**LAND PLANNING BY:**

**VISION PLANNING & DESIGN  
9579 KNIGHTSBRIDGE CIRCLE  
SARASOTA, FLORIDA 34238**

**PHONE: (941)-780-4166  
EMAIL: BrianL@visionplanning1.com**



**BINDING SITE DATA INFORMATION**

1. PROPERTY ADDRESS: 6250 TRAYLOR AVE., SARASOTA, FLORIDA 34243
2. PARCEL ID NO.: 0020-03-0009
3. TOTAL REZONE SITE AREA: 83,765 SQ. FT. (1.92 ACRES)
4. FUTURE LAND USE PLAN: LIGHT OFFICE
5. EXISTING ZONING: RE-1 (RESIDENTIAL ESTATE, 1 DWELLING UNIT PER 2 ACRES)
6. PROPOSED REZONING: OPI/PD (OFFICE PROFESSIONAL INSTITUTIONAL/ PLANNED DEVELOPMENT)
7. EXISTING USE: VACANT
8. PROPOSED USE: OFFICE PARK WITH ONE 20,000 SQ. FT. TWO-STORY BUILDING
9. REQUIRED PARKING: ONE SPACE PER 250 SQ. FT. OF LEASABLE AREA = 80 PARKING SPACES
10. PROPOSED PARKING: 80 PARKING SPACES
11. FLOOD ZONE: C, AREA THAT IS DETERMINED TO BE OUTSIDE OF THE 500 YEAR FLOOD ZONE
12. APPROXIMATE PROPOSED IMPERVIOUS COVERAGE: BUILDING & PAVING = APPROX. 53,447 SQ. FT. (65%)
13. APPROXIMATE PERVIOUS OPEN SPACE INCLUDING STORM WATER: = APPROX. 29,318 SQ. FT. (35%)
14. UTILITIES: WATER - SARASOTA COUNTY AND SEWER - SARASOTA COUNTY
15. MAXIMUM ALLOWABLE BUILDING HEIGHT: 35' PLUS ADDITIONAL HEIGHT AS ALLOWED FOR DECORATIVE ARCHITECTURAL APPURTENANCES
16. THE APPROXIMATE LOCATION OF EXISTING WELL SHOWN ON THE BINDING DCP WITH BE NOTED TO BE FILLED WITH CONCRETE AND CAPPED AT THE S & D SUBMISSION.
17. ADJACENT ZONING / LAND-USE:
  - NORTH: MANATEE COUNTY/ COMMERCIAL
  - SOUTH: RE-1 / RESIDENTIAL
  - EAST: OPI/PD - OFFICE BUILDING
  - WEST: OPI/PD - OFFICE BUILDINGS

**UNIVERSITY/TRAYLOR AVENUE OFFICE PLAZA  
BINDING DEVELOPMENT CONCEPT PLAN SITE DATA  
6250 TRAYLOR AVENUE  
SARASOTA, FLORIDA 34243  
JULY 17, 2015**

**SIVITZ**   
innovative designs  
5805 Marquesas Circle  
Sarasota, FL 34213  
Phone (941) 316 8300, Fax (941) 027 5154  
E-mail ron@sivitzdesigns.com

**EXHIBIT A - Received 7-20-15  
SHEET 2 OF 2**

02015-081